



CE.YATENDRA PALIWAL

CHARTERED ENGINEER, GOVT. APPROVED VALUER,

(REG NO –M-1488451, MEMBER OF INSTITUTION VALUERS, MEMBER OF INSTITUTION OF ENGINEERS)

M-9958067860/8851008259, email-yatendrapaliwal1@gmail.com

Form-REG-2

ENGINEER'S CERTIFICATE

No-966/NP2/2ND Q 2026

Date: 04-07-2026

Information as on 30-06-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "Migsun Nehru Place 2" (UPRERAPRJ216558) situated on the Plot No- IT-1B at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 18,735.79 sq.mts. area being developed by ANSAL IT CITY AND PARKS LIMITED.

I Yatendra Paliwal have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Migsun Nehru Place 2" (UPRERAPRJ216558) situated on the Plot No- IT-1B at TECHZONE -06 Tehsil Gautam Budh Nagar Competent / Development Authority Greater Noida Development Authority District Gautambudh Nagar PIN 201308 admeasuring 18,735.79 sq.mts. area being developed by ANSAL IT CITY AND PARKS LIMITED.

Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) M/s ACPL DESIGN LTD as Licensed Surveyor / Architect
- (ii) M/sGlobal design Engineers Pvt Ltd as Structural Consultant
- (iii) M/s/V Consulting as MEP Consultant
- (iv) M/s/ Rajeev Singh as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

Yatendra Paliwal
Er. YATENDRA PALIWAL
B.E. (Civil)
Chartered Engineer
Reg No. M 1488451

REF-966/NP2-IT-1B/2nd Q-2026

UNIT NO 102 , FF, PLOT NO 272, NITI KHAND-1 , INDIRAPURAM , GHAZIABAD , U.P.-201014



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Table - A (High Rise)							
Building/Wing/ Block /Tower Number or Name		All Amounts in Lacs					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Lac)	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	281.642	180.67	60	168.99	168.99	60
2	Total Number of Basement and Plinth	563.284	30.67	5	28.16	28.16	5
3	Total Number of Podiums	0					
4	Stilt Floor	112.6568					
5	Total Number of Slabs of Super Structure	1689.852					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	563.284					
7	Sanitary Fittings within the Flat/Premises,	168.9852					
8	Electrical Fitting within the Flat/Premises	168.9852					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	394.2988					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	563.284					

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11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	563.284					
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	563.284					
	TOTAL	5632.84	211.34				

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - A1
(Low Rise Block -A)

Building/Wing/ Block /Tower Number or Name		All Amounts in Lacs					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Lac)	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)

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1	Excavation	47.96	55.69	100	47.96	47.96	100.00
2	Total Number of Basement and Plinth	95.911	101.36	100	95.91	95.91	100.00
3	Total Number of Podiums	0					0.00
4	Stilt Floor	19.1822	20.68	90	17.26	17.26	90.00
5	Total Number of Slabs of Super Structure	287.733	60.97	20	57.55	57.55	20.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	95.911					0.00
7	Sanitary Fittings within the Flat/Premises,	28.7733					0.00
8	Electrical Fitting within the Flat/Premises	28.7733					0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	67.1377					0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	95.911					0.00
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	95.911					0.00

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12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	95.911					0.00
	TOTAL	959.11	238.7				

**Table - A2
(Low Rise Block -B)**

Building/Wing/ Block /Tower Number or Name		All Amounts in Lacs					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Lac)	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	97.2025	100	100	97.20	97.20	100.00
2	Total Number of Basement and Plinth	194.405	125.69	60	116.64	116.64	60
3	Total Number of Podiums	0			-	-	
4	Stilt Floor	38.881	10.69	20	7.78	7.78	20.00

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5	Total Number of Slabs of Super Structure	583.215	63.69	10	58.32	58.32	10.0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	194.405			-	-	0.00
7	Sanitary Fittings within the Flat/Premises,	58.3215			-	-	0.00
8	Electrical Fitting within the Flat/Premises	58.3215			-	-	0.00
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	136.0835			-	-	0.00
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	194.405			-	-	0.00
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	194.405			-	-	0.00
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion	194.405			-	-	0.00

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	Certificate.						
	TOTAL	1944.05	300.07				

**Table - A3
(Low Rise Block -C)**

Building/Wing/ Block /Tower Number or Name		All Amounts in Lacs					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (Lac)	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	97.2025	100	100	97.20	97.20	100
2	Total Number of Basement and Plinth	194.405	44.6	20	38.88	38.88	20
3	Total Number of Podiums	0			-	-	
4	Stilt Floor	38.881			-	-	0
5	Total Number of Slabs of Super Structure	583.215			-	-	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	194.405			-	-	0
7	Sanitary Fittings within the Flat/Premises,	58.3215			-	-	0
8	Electrical Fitting within the Flat/Premises	58.3215			-	-	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	136.0835			-	-	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block	194.405			-	-	0

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	Tower, Overhead and Underground Water Tanks						
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	194.405			-	-	0
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	194.405			-	-	0
	TOTAL	1944.05	144.60				

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project
All Amounts in Lacs

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (lac)	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)

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1	Internal Roads & Footpaths	125.8					
2	Water Supply/Drinking Water Facilities	62.9					
3	Sewerage (chamber, lines, Septic Tank, STP)	62.9					
4	Storm Water Drain	62.9					
5	Landscaping & Tree Planting	62.9					
6	Street Lighting	62.9					
7	Community Buildings	0.0					
8	Treatment & Disposal of Sewage and Sullage water /STP	62.9					
9	Solid Waste Management & Disposal	62.9					
10	Water Conservation, Rainwater Harvesting	62.9					
11	Energy Management/Use of Renewable Energy	62.9					
12	Fire Protection and Fire Safety Requirements	62.9					
13	Electrical Sub Station, Control Panel & Meter Room	62.9					
14	Receiving Station	62.9					
15	Plan of Development Works	125.8					
16	Emergency Evacuation Services	62.9					
17	Common Facilities in Basement	62.9					
18	Others, if any (please specify)	125.8					
	TOTAL	1257.61	0				

3. We estimate the Total Cost for completion of the project under reference as Rs. 11737.67 Lacs (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, ME & allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 30.06.2026 is Rs. 895.31 Lac (Total of column no. 7 in Tables A1, A2.... and Table B).

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5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully

CE YATENDRA PALIWAL

Signature & Stamp

Mobile No. 9958067860

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